



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, JULY 25, 2007

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Susan Walton, Principal Planner

Mike Enderby, Acting Principal Planner

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **July 25, 2007**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- I will identify the project as described on the agenda
- Staff will provide a brief report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The public hearing will then be closed and I will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. The projects being considered are located at/on east side of Almaden Expressway approximately 200 feet north of Fleetwood Drive, in the A(PD) Planned Development Zoning District (RDS Investments, Owner). Council District 10. SNI: N/A. CEQA: Mitigated Negative Declaration.
(Project Manager: Licinia McMorrow)

- 1. **PD07-056.** Planned Development Permit to allow demolition of an existing single-family residence and construction of six single-family detached residential units on a 1.07 gross acres site

DEFERRED TO 08-08-07

- 2. **PT07-031.** Planned Development Tentative Map to subdivide one parcel into six lots for single-family detached residential uses on a 1.07 gross acres site.

DEFERRED TO 08-08-07

- b. **PT06-088.** Planned Development Tentative Map to reconfigure 2 parcels into 16 lots for retail uses on a 55.1 gross acre site in the A(PD) Planned Development Zoning District, located on the Northwest corner of Curtner Ave and Monterey Rd (1 Curtner Avenue) (WPV San Jose, LLC, Owner). Council District 7. SNI: None. CEQA: Addendum to Final EIR.
(Project Manager: Reena Mathew)

DEFERRED TO 08-08-07

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR07-140.** Tree removal request to remove a camphor tree, 77 inches in circumference, in the front yard of single family residence on a 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 944 Malone Road (Stephen and Jennifer Otto, Owner). Council District 6. SNI: None. CEQA: Exempt.
(Project Manager: Roland White)
- b. **PD07-029.** Planned Development Permit to construct two detached and two attached single-family residences on a 0.26 gross acre site in the A(PD) Planned Development Zoning District, located at/on the east side of Boynton Avenue, approximately 350 feet northerly of Williams Road (962 BOYNTON AV) (Ettefagh Farajollah Et Al, Owner). Council District 1. SNI: Blackford. CEQA: Exempt.
(Project Manager: Martina Davis)
- c. **TR07-128.** Tree Removal Permit to remove two Silver Maple live trees, 84 and 98 inches in circumference, from the rear yard of a single-family residence in the R-1-8 Single Family Residence Zoning District, located at 2169 Blossom Valley Drive (Claudia Marino, Owner). Council District 9. CEQA: Exempt.
(Project Manager: Licinia McMorrow)
- d. **TR07-129.** Tree Removal Permit to remove one Bay Laurel tree 88 inches in circumference from the side yard of an existing single-family residence in the R-1-5(PD) Planned Development Zoning District, located at 6039 Crossmont Court (Bob Armbruster, Owner). Council District 10. CEQA: Exempt.
(Project Manager: Licinia McMorrow)
- e. **TR07-151.** Tree Removal Permit proposing the removal of one live Monterey Pine Tree, (100 inches in circumference) from the Hicks Ave. side yard of an existing single family residence lot in the R-1-8 single-family residence zoning district located at 1514 Georgetta Avenue (Puccio, Sal M. and & Bryn B., Owners). Council District 6. CEQA: Exempt.
(Project Manager: Alina Kwak)
- f. **TR07-150.** Tree Removal Permit proposing the removal of one live Monterey Pine tree (86 inches, circumference) from the side yard of an existing single-family residence in the R-1-8 Single-Family Residence Zoning District, located at the 1580 Calaveras Avenue (Hall Larry J, Owner). Council District 6. CEQA: Exempt.
(Project Manager: Alina Kwak)

- g. **HPA01-007-01.** Historic Preservation Permit Amendment to allow replacement of a non-historic awning and installation of exterior lighting on a City Landmark structure (HL81-018) located at the southeast corner of South Market Street and West San Carlos Street (302 S. Market Street) (Sainte Claire Hotel LLC, owner/applicant). Council District: 3. SNI: None. CEQA: Exempt. **Deferred from 7-18-07.** (Project Manager: Darren McBain)
- h. **SP07-042.** Special Use Permit to demolish existing buildings and construct two commercial buildings of approximately 9,800 square feet and allow for shared parking on a 0.65 gross acre site. (Project Manager: Hadasa Lev)
- i. **H07-011.** Site Development Permit for the demolition of an existing 1,181 square foot, one-story metal retail building and construction of a new 3,976 one-story retail building and associated parking, in the CN Commercial Neighborhood Zoning District, located on the northeast corner of Story Road and South King Road (1703 Story Road) (Story & King Props LLC Dan Hoady, Owner). Council District 5. SNI: East Valley/680 Communities. CEQA: Exempt. **Deferred from 7-18-07.** (Project Manager: Hadasa Lev)
- j. **TR07-142.** Tree Removal Permit to remove one Monterey Pine tree, 84 inches in circumference, in the side yard of single-family residence on a 0.21 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 5074 Elmgrove Court (Jane Wadlow, Owner). Council District 1. CEQA: Exempt. (Project Manager: Justina Chang)
- k. **TR07-156.** Tree Removal Permit for a live ordinance-size Palm Tree of approximately 62" in circumference, removed without the benefit of permits. in the R-M Multiple Residence Zoning District, located at/on the north side of Prospect Road, approximately 400 feet west of Maurice Ln (5475 PROSPECT RD) (Comeragh Llc, Owner). Council District 1. CEQA: Exempt. (Project Manager: Michelle Stahlhut)

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **SP07-032.** Special Use Permit to expand an existing two-family residence and to construct an accessory structure containing 780 square feet in the R-2 Two-Family Residence Zoning District, located at/on the east side of North 6th Street, approximately 250 feet south of East Hedding Street (Kenichi Matsuda, Owner). Council District 3. SNI: N/A. CEQA: Exempt. (Project Manager: Licinia McMorrow)
- b. **TR07-147.** Tree removal permit for one (1) Monterey Pine tree, approximately 96 inches in circumference, located in the rear yard of a 0.19 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1688 Bel Air Avenue (Dorothy Fischer, Owner). Council District 6. CEQA: Exempt. (Project Manager: John Davidson)

- c. **TR07-144.** Tree removal permit for two Liquid Amber trees, 72 and 75 inches in circumference, on a 0.18 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 2329 Walden Square (John and Teresa Guastaferrro, owners). Council District 6. CEQA: Exempt.
(Project Manager: John Davidson)
- d. **TR07-138.** Tree Removal Permit requesting removal of one Larch tree approximately 80 inches in circumference located on the north side of Dean Avenue approximately 730 feet west of Lincoln Avenue (1151 Dean Avenue) in the R-1-8 Single-Family Residence Zoning District, (Dieter Mueller, Owner). Council District 6. CEQA: Exempt.
(Project Manager: Rebekah Ross)
- e. **TR07-130.** Tree Removal Permit requesting removal of one deodar cedar tree, approximately 97 inches in circumference, located in the front yard of an existing single-family detached residence on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Schiele Avenue, approximately 560 feet east of The Alameda (986 Schiele Av) (Ronald A Caselli, Owner). Council District 6. CEQA: Exempt.
(Project Manager: Rebekah Ross)
- f. **H07-017.** Site Development Permit to construct an approximately 9,885 square foot addition to an existing office building and to remove four ordinance size trees of various species on a 6.83 gross acre site located on the east side of North First Street, approximately 240 feet northerly of Archer Street (1720 North First Street) in the CN - Commercial Neighborhood Zoning District, (California Water Service Co., Owner). Council District 3. SNI: None. CEQA: Exempt.
(Project Manager: Rebekah Ross)
- g. The projects being considered are located on a rear portion of a block bound by The Alameda, Emory Street, Naglee Avenue, and Morse Street (YMCA) and on parcel located on the east side of Morse Street, approximately 150 feet northerly of Naglee Avenue (744 Morse Street), in the A(PD) Planned Development Zoning District (Clyde LeBaron Trustee & Et. Al, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.
Deferred from 7-11-07.
(Project Manager: Rebekah Ross)
 - 1. **PD07-040. Planned Development Permit** for the relocation and restoration of one historic residence and parking lot improvements on the adjacent YMCA site. This permit does not consider the design or construction of two additional single-family detached residences that are allowed under Planned Development Rezoning File No. PDC06-100. Consideration of these two units will occur during a subsequent Planned Development Permit that has not yet been filed.
 - 2. **PT07-039. Planned Tentative Map Permit** to reconfigure two parcels into four lots; one lot for the relocated historic residence, two lots for two future single-family residences, and one lot to expand an existing parking lot.
- h. **SF07-011.** Type 2 (Non-Historic) Single Family House Permit for a 2,269 square foot first and second story addition to an existing 1,149 square foot one-story single-family residence for a new Floor Area Ratio of 53.87% on a 0.14 gross acre site in

the R-1-8 Single-Family Residence Zoning District, located at 1063 Craig Drive (Patrick W. Tsui and Yu-Hsien Lin, Owner). Council District 1. SNI: None. CEQA: Exempt. (Project Manager: Rebekah Ross)

- i. **H07-023.** Site Development Permit to legalize the conversion of an existing unconditioned storage room, approximately 96 square feet, to a conditioned home library use in the manager's unit on the ground floor of a four-plex on a 0.17 gross acre site in the R-M Multiple Residence Zoning District, located at 1617 Brookvale Drive (Bridger Nicholas J. Bridger and Susan M. Yoes, Owner). Council District 1. SNI: None. CEQA: Exempt. (Project Manager: Rachel Roberts)

- j. **PDA83-024-01.** Tree removal permit for 14 Tulip Trees (all greater than 56" in circumference) from the common area of a multifamily condominium development located in the A(PD) Planned Development Zoning District, located on the west side of Northlake Drive, approximately 250 feet southerly of Kiely Boulevard (401 NORTHLAKE DR) (Citibank N A Trustee, Owner). Council District 1. CEQA: Exempt. (Project Manager: Chris Burton)

This concludes the Planning Director's Hearing for July 25, 2007. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE